

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: 2300 Spring Garden Street (Northwest quadrant of Spring Garden Street and Scott Avenue)

Applicant: Michelle Schneider, College Hill Child Care, Inc.
Owner: HHH Investment Properties

From: RM-18 Residential Multifamily
To: Conditional District – Limited Office

- Conditions:**
- 1) All uses permitted in the LO zoning district except for: (a) Boarding and Rooming Houses; (b) Transportation, Warehousing and Utilities; (c) Automotive Parking; (d) Temporary Construction or Rental Offices; and (e) Accessory Uses and Structures as classified in the Permitted Use Schedule.
 - 2) Outside storage shall be prohibited.
 - 3) No building shall exceed 2 stories in height.
 - 4) Additional parking on the upper lot adjacent to Spring Garden Street will be permitted with an opaque landscape buffer.
 - 5) Exterior lighting shall be located, angled, shielded or limited in intensity so as to cast no direct light upon adjacent streets or properties.

SITE INFORMATION	
Max. Developable Units & Density	N/A
Net Density of Developable Land	N/A
Existing Land Use	College Hill Childcare Cooperative
Acreage	1.15
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass & mature trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Single Family	RS-7
South	McLeod Belting Company / Vacant Lot / Duplex Dwellings	RM-18
East	Oak View Condominiums	RM-18
West	Craven West Apartments	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
D735	1999	This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75. A request to rezone this property to CU-LO was denied by the Zoning Commission in September 1999. See Staff Comments below.

DIFFERENCES BETWEEN RM-18 (EXISTING) AND CD-LO (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
CD-LO: Primarily intended to accommodate low intensity medical, professional, administrative, and government office uses on small to mid-sized sites near residential areas. See conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Spring Garden Street – Minor Thoroughfare, Scott Ave. – Local Street.
Site Access	Existing.
Traffic Counts	Spring Street ADT = 18,000.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, North Buffalo Creek
Floodplains	None
Streams	None
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

POLICY 7A.2: Encourage "home-grown" and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The subject property is within the boundaries of the Lindley Park neighborhood, for which the City and the Lindley Park Neighborhood Association (LPNA) recently completed work on a pilot neighborhood planning program. The resulting Plan was adopted by the City Council on August 17, 2004.

The Lindley Park Future Land Use Map designates the subject property as Institutional, which is a land use category intended to promote a mix of institutional uses with complimentary service and office uses. Also, as part of the planning process, a detailed study of the Spring Garden Street corridor was conducted that called for mixed use development, design guidelines to ensure compatible architectural styles, pedestrian friendly design features and parking that is located to the side or rear of buildings.

Other Plans: N/A

STAFF COMMENTS

Planning: A request to rezone this property to CU-LO was denied by the Zoning Commission in September 1999. That proposal limited the use of the property to a Market Research Office or Day Care Center and included the following conditions which have been summarized from the original application:

- 1) 16-foot wide street planting yard on Spring Garden Street with evergreen trees and preservation of existing specimen trees.
- 2) 5-foot wide planting yard on north property line with evergreen trees.
- 3) Existing plantings on east property line to be supplemented with additional evergreen material.
- 4) 6-foot high wood shadowbox fence along western line.
- 5) No additional curb cuts on Spring Garden Street.
- 6) Limited to one monument sign not to exceed 6 feet in height and 40 square feet in size.
- 7) Security lighting along parking perimeter directed away from adjacent properties.

Since the denial of the previous request, the City of Greensboro and Lindley Park Neighborhood Association have subsequently completed a Neighborhood Plan. In the Lindley Park Neighborhood Plan, the intersection of Scott Avenue and Spring Garden Street is delineated on the Future Land Use Map as Institutional and Moderate Residential. Neighborhood residents and other stakeholders participated in the planning process and determined a mix of compatible institutional, service, office, and moderate density multifamily uses to be most appropriate for the areas immediately surrounding the subject property.

With the addition of zoning conditions, this request is mostly compatible with the Lindley Park Future Land Use Map and is consistent with the neighborhood's general vision for the Spring Garden Street corridor. Staff would prefer the request had included signage limitations to ensure compatibility with surrounding properties; however, the request as conditioned does meet the general intent of the Neighborhood Plan. The applicant has also met with members of the Lindley Park Neighborhood Association to obtain the full support of the neighborhood.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.